

FOR LEASE

FORT SUTTER MEDICAL COMPLEX



ANCHOR
HEALTH PROPERTIES

Colliers



Sought after location in the heart of **Sacramento**

Fort Sutter Medical Complex presents a comprehensive medical facility package with unparalleled convenience and amenities. Connected directly to Sutter Hospital via a sky-bridge, it offers 1,291 to 8,603 square feet of on-campus Medical Office Building (MOB) space, including second-generation medical facilities, and features an on-site pharmacy. Situated close to major medical institutions like Sutter Health, Dignity Health, and UC Davis hospitals, it ensures easy access via the adjacent Capital City Freeway, I-80, and Highway 50, with on-site parking garage facilities with monthly parking available. Security is ensured with an on-site security with additional weekend patrols, while ground floor retail opportunities complement the vibrant atmosphere of this bustling medical hub.



Sutter Medical Center



903,841 SF

Short Term Acute Care Hospital



523

Staffed Beds



5.1 Days

Average Stay



877

Affiliated Physicians



3,085

Employees



Downtown Sacramento

Sutter Health
General Hospital

Sutter Health
Ose Adams Medical Pavilion

FORT SUTTER
MEDICAL COMPLEX

Capital City Freeway



1020 29th Street Availability

Move in ready suites available

Click suite # to view floor plan

Suite 370
Spec Suite ±1,365 RSF

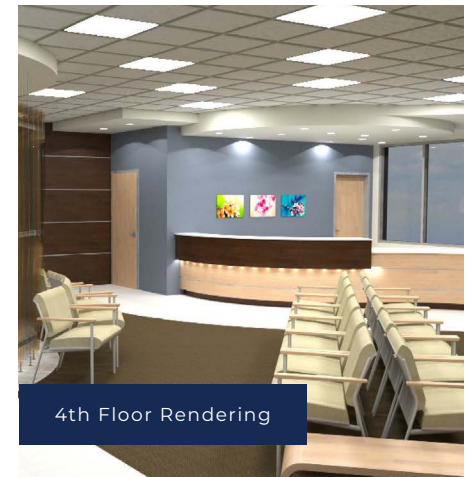
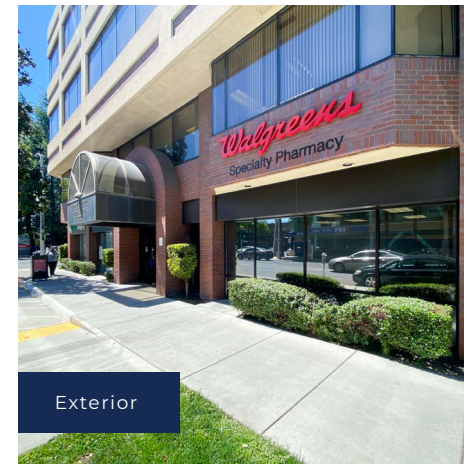
Suite 450 ±4,307 RSF *(View Proposed Plan)*

Suite 490 ±1,875 RSF

Full Floor (4th Floor) ±8,603 RSF *(View Proposed Plan)*

Suite 560 ±1,359 RSF

Suite 580 ±1,827 RSF





Renovated Lobby

2801 K Street Availability

Move in ready suites available

Click suite # to view floor plan

Retail

Suite 105 ±1,581 RSF

Medical

Suite 205 ±1,790 RSF *(View Proposed Plan)*

Suite 215 ±1,291 RSF *(View Proposed Plan)*

Suite 300 ±3,254 RSF *(View Proposed Plan)*
* Suite 300, 305, & 310 combined contiguous
±13,154 SF *(View Proposed Plan)*

Suite 305 ±1,592 RSF

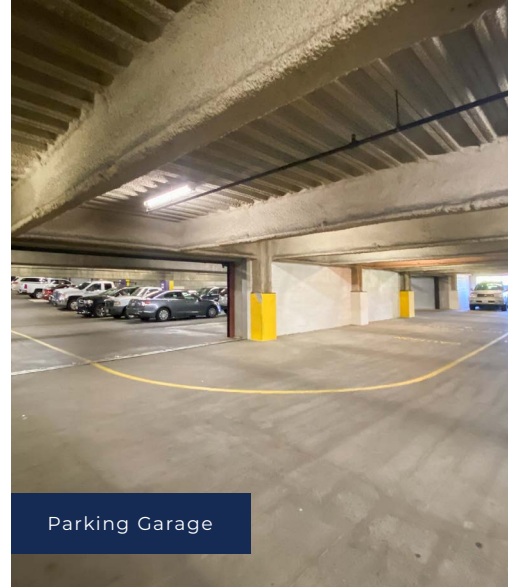
Suite 310 ±8,308 RSF
Available 12/1/2025
* Suite 305, & 310 combined contiguous
±9,299 SF *(View Proposed Plan)*

Suite 400 ±4,601 RSF
* Suite 400 & 410 combined contiguous
±13,696 SF

Suite 410 ±9,095 SF



Renovated Lobby



Parking Garage



Elevators



Area Overview

Midtown Sacramento, a 2-square-mile district east of downtown, is the cultural hub of the city, home to a diverse array of businesses that share real estate with an eclectic mix of housing.

Compact and walkable, this vibrant neighborhood within a neighborhood is one of the most desirable places in the city to live, work and play, especially for millennials. Midtown restaurants draw rave reviews in national publications, sidewalk tables and bicycles are everywhere.



WALK SCORE

94



BIKE SCORE

99



TRANSIT SCORE

48



BLOCKS

112



AVERAGE AGE

34.6



BUSINESSES

2,200



Downtown Sacramento
1.7 Miles from Site

Midtown Sacramento

Sutter Health
Medical Center

FORT SUTTER
MEDICAL COMPLEX

Otto Adams
Medical
Division

FOR LEASE

FORT SUTTER MEDICAL COMPLEX

MEDICAL

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